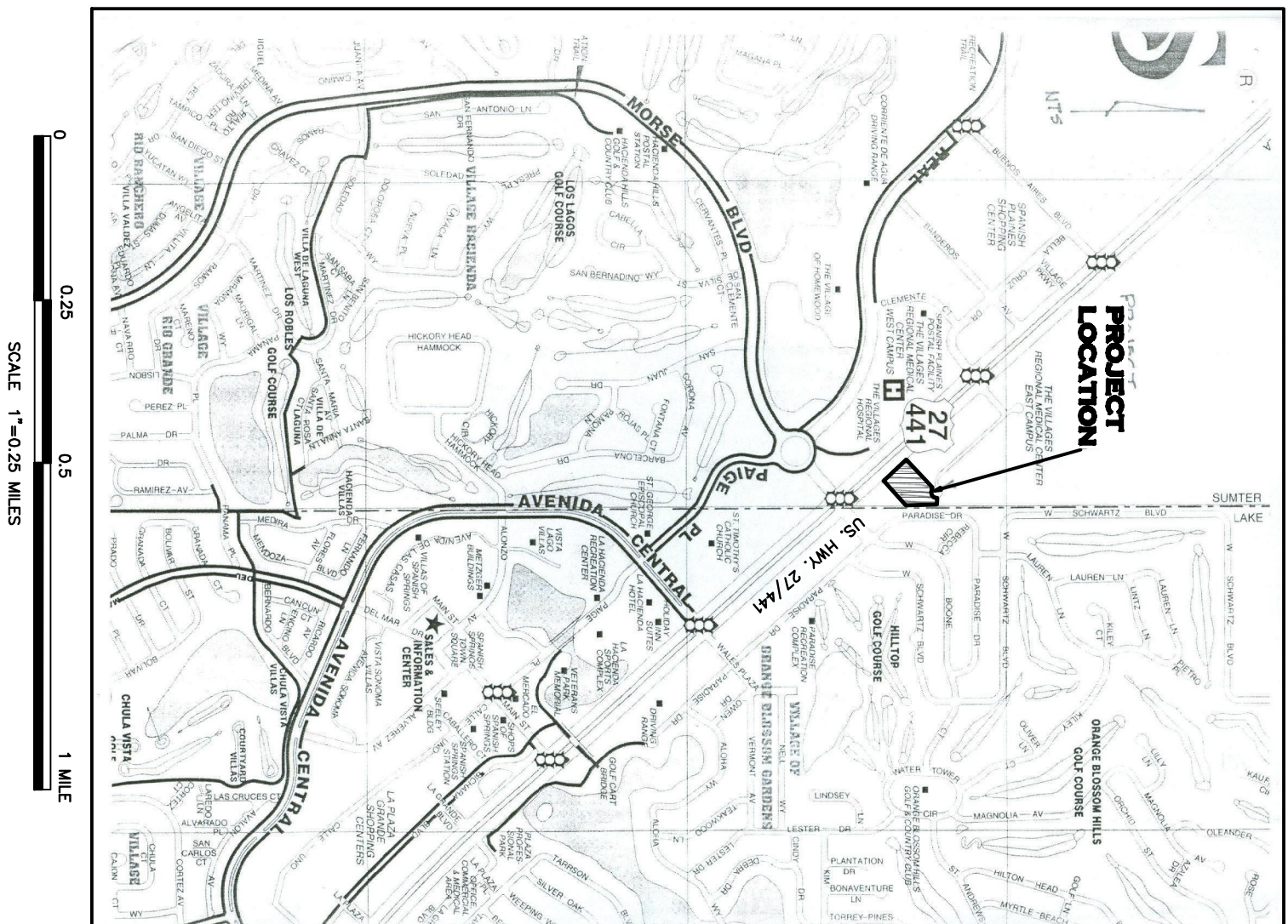
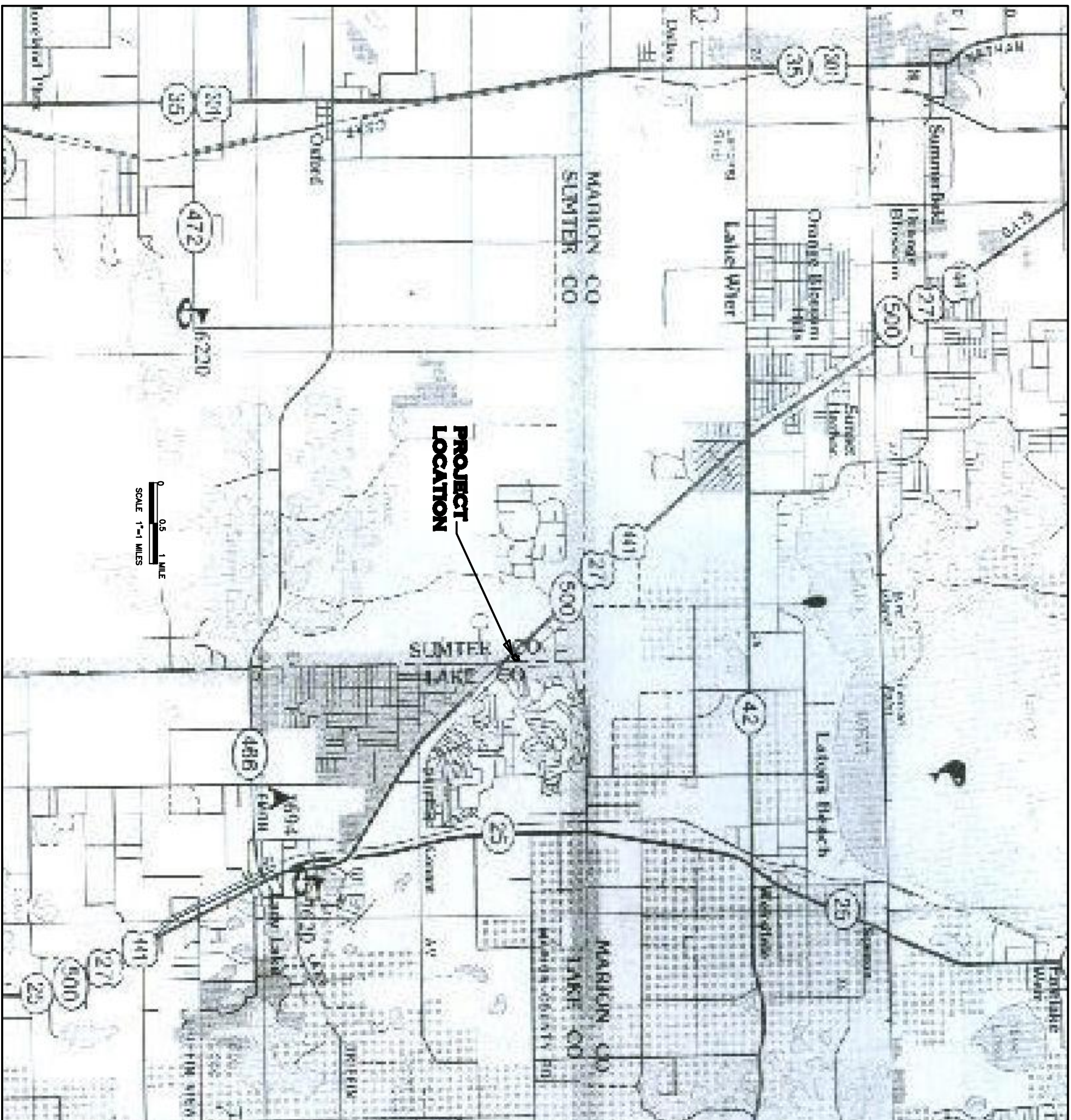


LOCATION MAP



PRELIMINARY AND ENGINEERING PLANS

AREA/ VICINITY MAP



FOR:
LIFE FAMILY PRACTICE CENTER
BUILDING ADDITION

NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL BY THE VILLAGES DRC OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES DRC'S REPRESENTATIVE WILL INSPECT THE FINISHED CONSTRUCTION AND DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. ANY DEFICIENCIES FOUND BY THE VILLAGES DRC'S REPRESENTATIVE WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES DRC SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.

OWNER:
LIFE FAMILY PRACTICE CENTER P.L.
1501 US HWY 441 NORTH, SUITE 1702
THE VILLAGES, FLORIDA 32159
CONTRACT: DR. NELSON KRAUCAK
PH: (352) 750-4333
FAX: (352) 750-2023

SURVEYOR:
ABSOLUTE LAND SURVEYING, INC.
6543 SOUTH EAST 110TH STREET
BELLEVUE, FLORIDA 33420
CONTRACT: JIMMY L. BOHANNON
PH: (352) 347-6177
FAX: (352) 347-1277

ENGINEER:
VITAL DESIGNS, INC.
1344 HARDY AVENUE
ORLANDO, FL 32803
PH: (407) 895-7173
PH: (407) 895-7223

ARCHITECT:
YLS, INC.
1320 WEST PINE STREET, SUITE
B ORLANDO, FLORIDA 32805
CONTACT: ERIC SANDOVAL PH:
(407) 781-5050 FAX: (407)
781-5051

SHEET INDEX

SHEET TITLE	SHEET NO.
TITLE SHEET	1
EROSION CONTROL & DEMOLITION PLAN	2
SITE DEVELOPMENT PLAN	3
DETAIL SHEET	4

SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PREPARED FOR

LIFE FAMILY PRACTICE CENTER
1501 US HWY 441 NORTH, SUITE 1702
THE VILLAGES, FL 32159
CONTACT: DR. NELSON KRAUCAK
PH: (352) 750-4333
FAX: (352) 750-2023

LEGAL DESCRIPTION

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 9, LEESBURG REGIONAL MEDICAL CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 114, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND RUN THENCE NORTH 48°45'50" EAST, A DISTANCE OF 176.27 FEET; THENCE NORTH 00°00'44" WEST, A DISTANCE OF 266.59 FEET; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 1028.16 FEET; THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 185.00 FEET, BEING 142°32'56" ANGLE, A DISTANCE OF 124.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 32.57 FEET; THENCE FROM A RADIAL LINE WHICH BEARS NORTH 24°28'06" EAST, RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°46'29" A DISTANCE OF 18.07 FEET; THENCE SOUTH 07°18'23" EAST ALONG A RADIAL LINE DISTANCE OF 32.57 FEET; THENCE SOUTH 48°45'50" WEST, A DISTANCE OF 226.00 FEET; THENCE SOUTH 41°14'10" EAST, A DISTANCE OF 230.05 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET WIDE (PERPENDICULAR AND/OR RADIAL MEASUREMENT), BEING A PORTION OF TRACT 1, PUBLIC RECORDS OF SUMTER COUNTY, MEDICAL CENTER EAST, RECORDED IN PLAT BOOK 4, PAGE 114, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING 100.00 FEET WIDE FROM THE MOST SOUTHERLY CORNER OF SAID TRACT 1, A DISTANCE OF 126.56 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID LINE NORTH 11°01'37" WEST, 43.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE NORTHERLY 59.60 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'53", TO THE END OF SAID CURVE; THENCE NORTH 00°00'44" WEST, 118.87 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE NORTHERLY 28.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'19", TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET AND A CHORD OF NORTH 74°31'45" EAST, 20.24 FEET; THENCE EASTERLY 20.38 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'53", TO THE POINT OF BEGINNING.

A CHORD BEARING OF SOUTH 11°34'06" EAST AND A CHORD DISTANCE OF 34.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'44" EAST, 118.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHERLY 55.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'53", TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°01'37" EAST, 31.83 FEET TO A POINT ON THE AFORESAID SOUTHEASTERLY LINE OF TRACT 1; THENCE RUN SOUTH 48°45'50" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 23.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS, AS RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 218, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



VITAL DESIGNS, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
CERTIFICATE OF AUTHORIZATION #9388
1344 HARDY AVENUE, ORLANDO, FL 32803
PHONE: (407) 895-7173
FAX: (407) 895-7225
EMAIL: vitaldesigns@clirr.com

LIFE FAMILY CENTER
BUILDING ADDITION

1501 US HIGHWAY 441 NORTH, SUITE 1702
THE VILLAGES, FL 32159



DRAWN BY	ANH
DESIGN BY	ANH
CHECKED BY	GDH
APPROVED BY	GDH

DATE	REVISIONS:

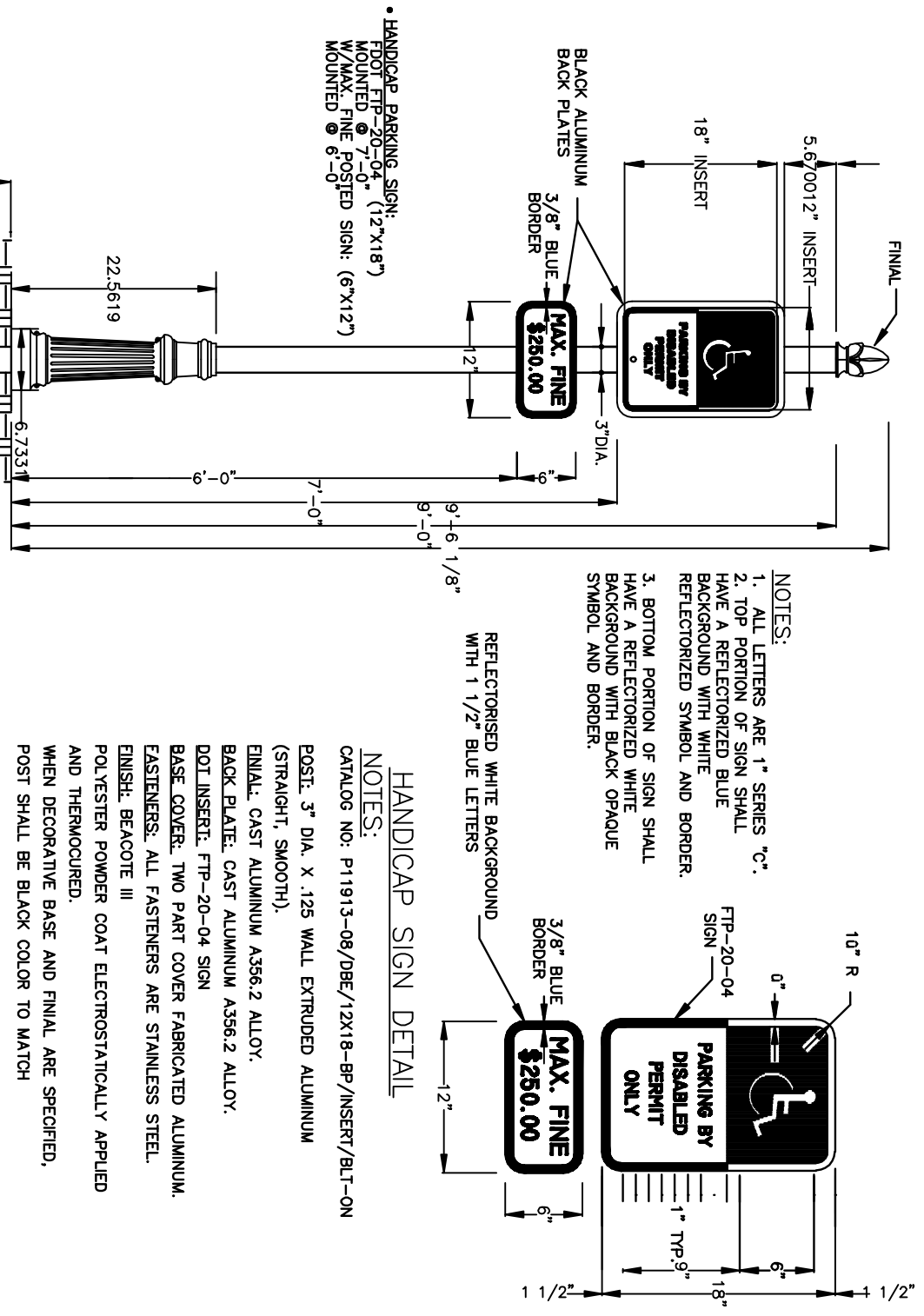
SHEET NO.

1

DATE:
3/13/2009

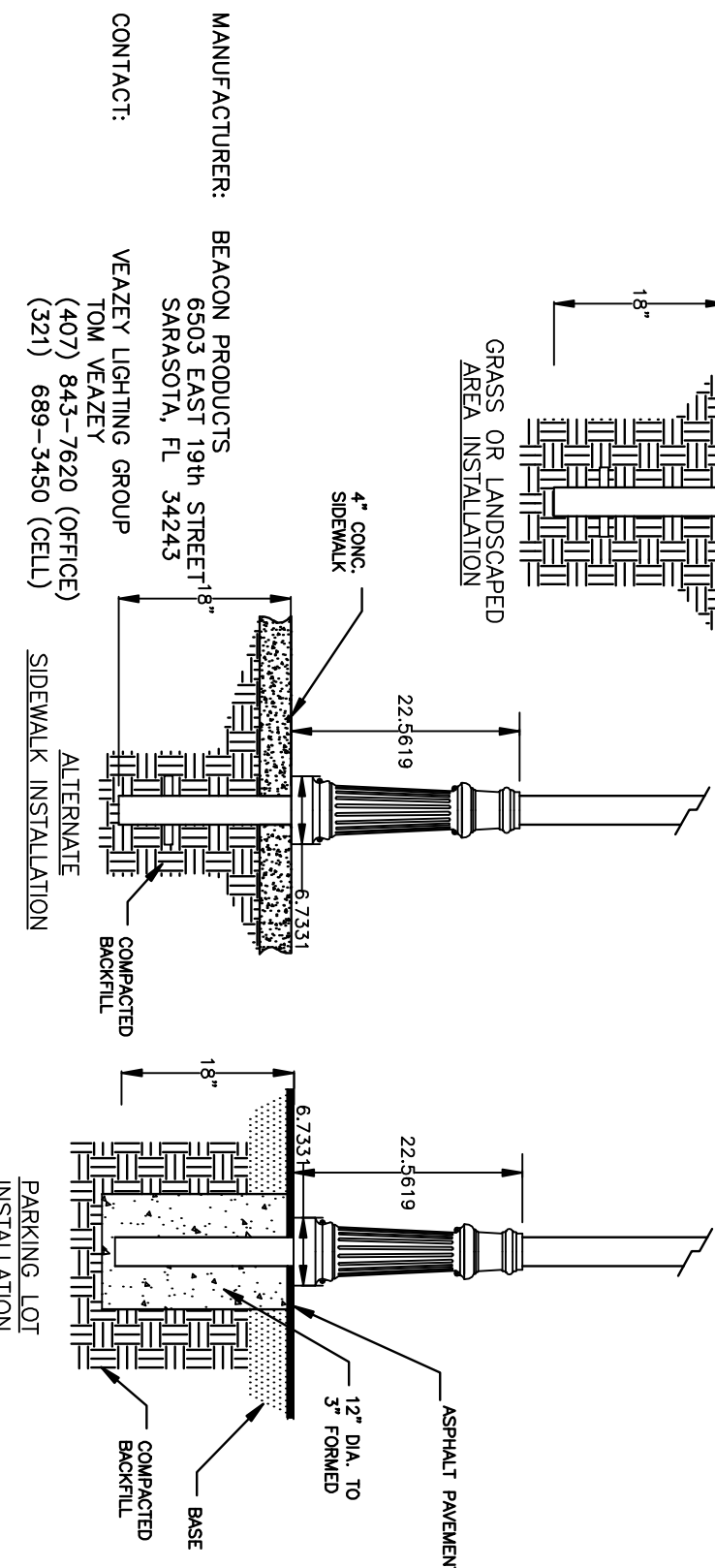
FOR PARKING
LOTS ONLY

R1-1, 24"x24"
ON CENTENNIAL "A" POST
DIRECT BURIAL

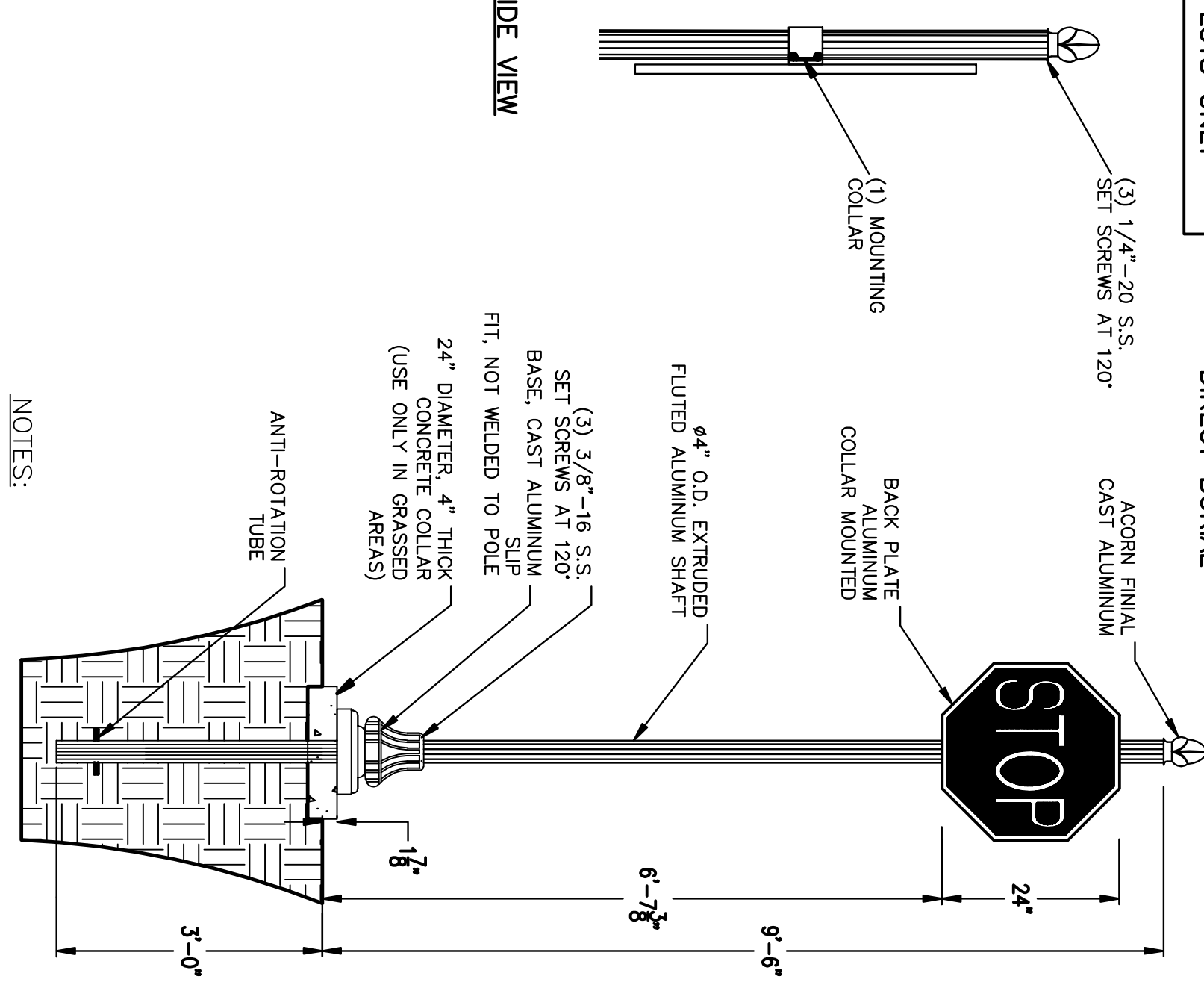


DECORATIVE HANDCAP
POST & STREET SIGN DETAIL

N.T.S.



SIDE VIEW

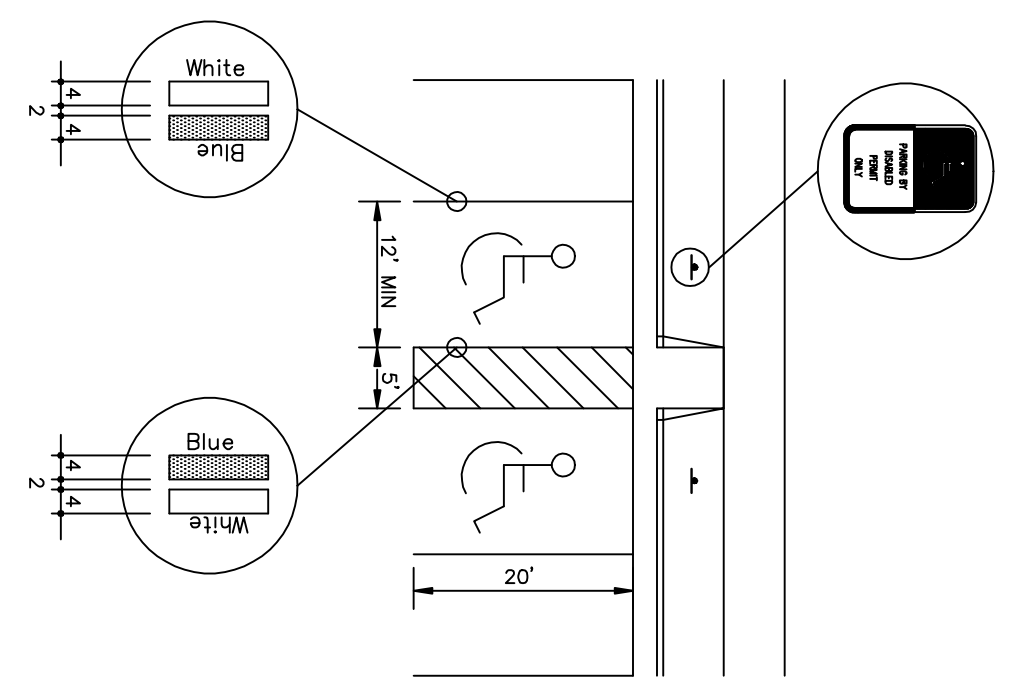


NOTES:

1. SIGN BACKPLATE IS EXTRUDED ALUMINUM SLING CHANNEL.
2. ALL PARTS SHALL BE STAINLESS STEEL BOTTOM OF SIGN.
3. ALL PARTS SHALL BE STAINLESS STEEL BOTTOM OF SIGN.
4. IF CONCRETE COLLAR IS NOT USED, SET BASE FLUSH WITH GRADE.

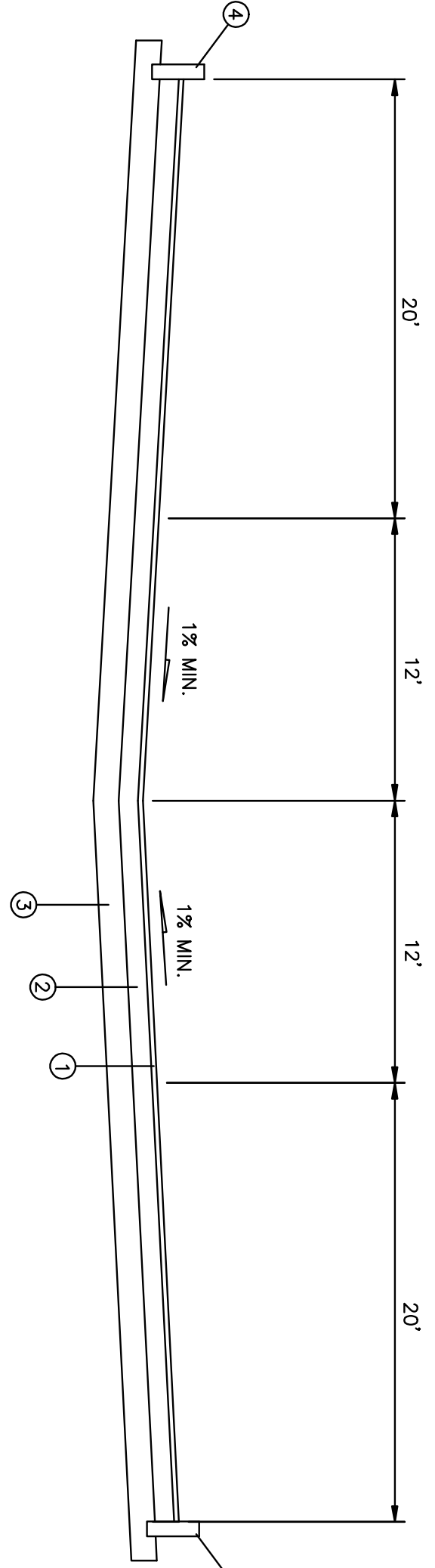
PARKING LOT STOP SIGN DETAIL

N.T.S.



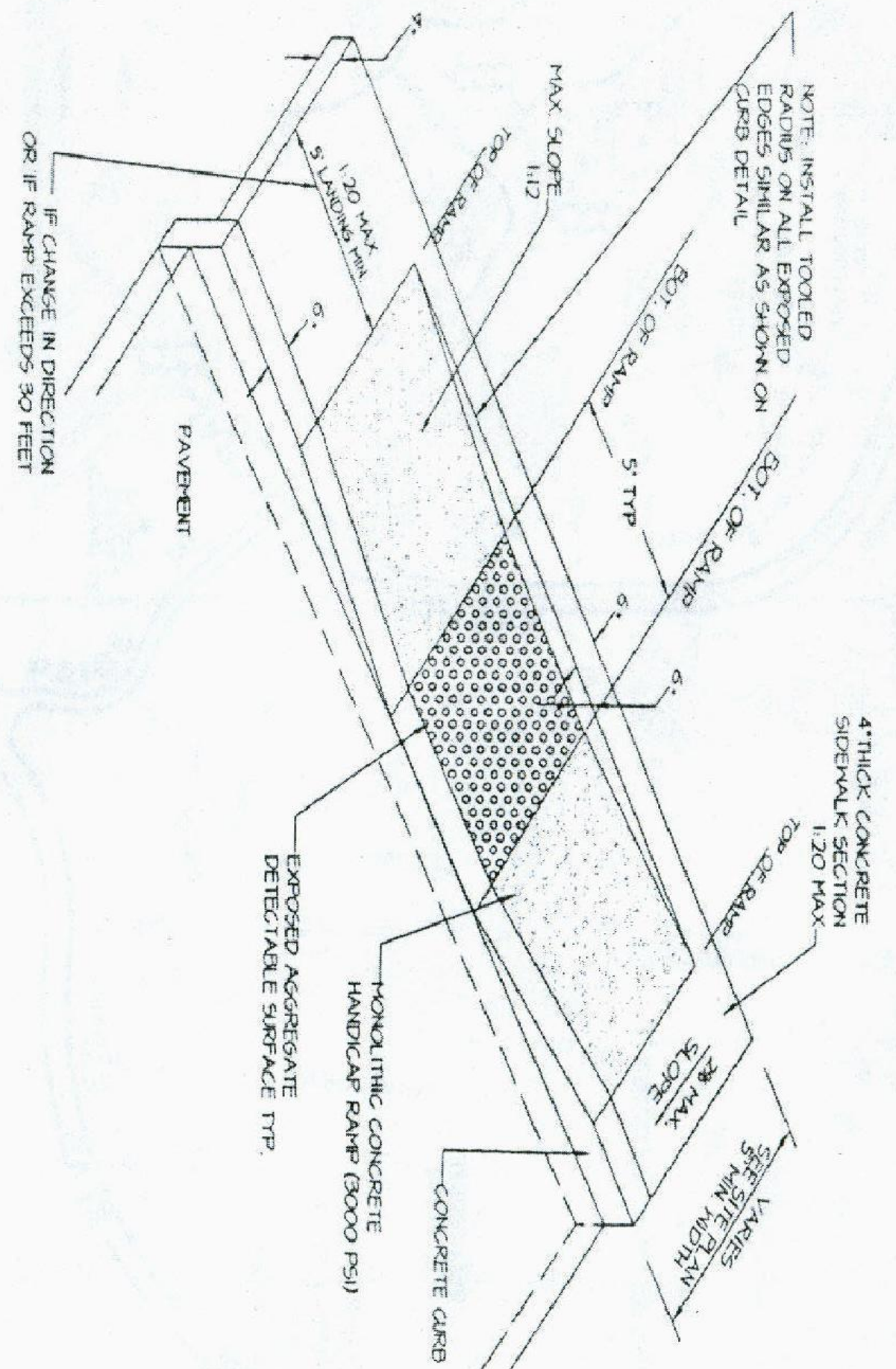
HANDICAP STRIPING DETAIL

N.T.S.



TYPICAL ASPHALT PAVEMENT SECTION

1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE
2. 6" LIMEROCK BASE MIN. LBR 100% (PRIMED), COMPACTED TO A MIN. OF 95% OF THE MODIFIED PROCTOR MAX. DRY DENSITY
3. 12" STABILIZED SUB-GRADE, COMPACTED SUBGRADE TO 95% MOD. PROCTOR (PER ASTM D-1557), MIN. LBR OF 40
4. 6" 16" CONC. VERTICAL CURB



HANDICAP RAMPS DETAIL

HANDICAP RAMPS	
SIDEWALK SLOPE	MIN. RAMP LENGTH (FT)
0.00 %	6.00
0.25 %	6.19
0.50 %	6.34
0.75 %	6.60
1.00 %	6.82
1.25 %	7.06
1.50 %	7.32
1.75 %	7.60
2.00 %	7.90

